

# CITY of VACAVILLE

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	87,700
Annual Single-Family Units Permitted (1996-98, Avg.):	346
Annual Multi-Family Units Permitted (1996-98, Avg.):	126
Total Annual Residential Units Permitted (1996-98, Avg.):	472

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N		<input type="checkbox"/> N	
1. Planning Department Plan Check Fees	-	14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	Y
2. Environmental Assessment / Review Fees	N	15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
3. Building Department Plan Check Fees	Y	16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	Y
4. Building Department Permit Fees	N	17. Fire Service Fees	Y
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	Y
5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	19. Public Safety Fees	-
6. Grading Permit Fees	N	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	N	20. School District Fees	Y
7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	N	21. School District Mitigation Fees	Y
8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	N	22. Community / Capital Facility Fees	Y
9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> Y	Y
<input type="checkbox"/> N	-	23. Park Land Dedication / In-Lieu Fees	Y
10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
12. Storm Drainage Connection Fees	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	26. Special Assessment District Fees	Y
13. Water Connection Fees	Y		

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	not used

### v. Nexus Reports

-see note at end for full list of nexus reports<sup>1</sup>

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Southeast Vacaville  
Youngsdale @ Ruby Drive

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-one 20' lane, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding; traffic lights if needed
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure & undergrounding; front yard landscaping
-Common Amenities / Open Space:	-no open space req'ts; fees only
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical, Phase I environmental, traffic, noise, archaeological (dep. on site)

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.40
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Unit	222,100
Total Valuation per 25 Unit Subdivision Model	5,552,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Map Fee	845 flat + 30/acre		995
General Plan Amendment Land Use Fee	450 flat + 30/acre		1,200
Zone Change Application Fee	970 flat + 55/acre		1,245
Planned Unit Development Fee	1355 flat + 15/unit		1,730
Vesting Tentative Tract Map	1800 flat + 10/unit		2,050
Final Tract Map Fee	570 flat + 16/unit		970
Design Review Fee	390 flat + 52/acre		650
Environmental Assessment / Neg Dec Fee	410 flat + 12/acre		470
<b>Subtotal Planning Fees</b>			<b>9,310</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,360	34,000
Building Plan Check Fee (models)	75% of Bldg Permit	1020 x 3 models	3,060
Building Plan Check Fee (production)	flat per unit	30 x 22 production units	660
Energy Plan Check Fee	flat per lot	28	700
Landscape Plan Check Fee	flat per unit	120	3,000
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22	550
Preliminary Improvement Plan Check Fee	flat per lot	80	2,000
Improvements Inspection Fee	5.08% of improvement val'n		25,400
Electrical Permit Fee	.044 / sf.	128 (based on 2900 sq ft)	3,200
Electrical Plan Check Fee	25% of Electrical Permit	32	800
Plumbing Permit Fee	.044 / sf.	128 (based on 2900 sq ft)	3,200
Plumbing Plan Check Fee	65% of Plumbing Permit	83	2,080
Mechanical Permit Fee	.044 / sf.	128 (based on 2900 sq ft)	3,200
Mechanical Plan Check Fee	65% of Mech'l Permit	83	2,080
Grading Plan Check and Inspection Fee	2% of grading val'n	(based on 35,000 val'n)	700
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>84,630</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Travis Unified <sup>2</sup>	.30 / sf	750	18,750
County Facilities Fee	flat per unit	1,744	43,600
Landscape, Lighting & Maintenance District	annual assessment		-
City - Water Meter Fee	flat per unit	125	3,125
City - Water Connection Plant Fee	flat per unit	3,234	80,850
City - Water Connection Distribution Fee	flat per unit	2,157	53,925
City - Drainage Detention Fee Zone 2	flat per unit	613	15,325
City - Drainage Conveyance Fee w/ Final Map	flat per unit	692	17,300
City - Park and Recreation Fee	flat per unit	2,818	70,450
City - Greenbelt Preservation Fee	flat per unit	150	3,750
City - General Facilities Fee	flat per unit	476	11,900
City - Police Development Impact Fee	flat per unit	482	12,050
City - Fire Development Impact Fee	flat per unit	216	5,400
City - Traffic Impact Fee	flat per unit	6,167	154,175
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>490,600</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>584,540</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>23,382</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Downtown Vacaville Main Street @ Merchant Street
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-upgrade to current citywided infrastructure standards
-Typical Reporting	-conditional upon site

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.40
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Model	222,100

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Design Review Fee	flat per unit type		195
Environmental Review - Notice of Exemption	flat		95
<b>Subtotal Planning Fees</b>			<b>290</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,360	1,360
Building Plan Check Fee	75% of Bldg Permit	1,020	1,020
Energy Plan Check Fee	flat per lot	28	28
Landscape Plan Check Fee	flat per unit	120	120
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22	22
Preliminary Improvement Plan Check Fee	flat per lot	80	80
Electrical Permit Fee	.044 / sf.	128 (based on 2900 sq ft)	128
Electrical Plan Check Fee	25% of Electrical Permit	32	32

Plumbing Permit Fee	.044 / sf.	128 (based on 2900 sq ft)	128
Plumbing Plan Check Fee	65% of Plumbing Permit	83	83
Mechanical Permit Fee	.044 / sf.	128 (based on 2900 sq ft)	128
Mechanical Plan Check Fee	65% of Mech'l Permit	83	83
Grading Plan Check and Inspection Fee	2% of grading val'n	(based on 7,000 val'n)	140
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>3,352</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Vacaville Unified	1.93 / sf	4,825	4,825
County Facilities Fee	flat per unit	1,744	1,744
City - Drainage Detention Fee Zone 2	flat per unit	613	613
City - Drainage Conveyance Fee w/ Final Map	flat per unit	692	692
City - Sanitary Sewer Connection Fee	schedule based on bdrms	4,828	4,828
City - Water Meter Fee	flat per unit	125	125
City - Water Connection Plant Fee	flat per unit	3,234	2,595
City - Water Connection Distribution Fee	flat per unit	2,157	1,730
City - Park and Recreation Fee	flat per unit	2,818	2,818
City - Greenbelt Preservation Fee	flat per unit	150	150
City - General Facilities Fee	flat per unit	476	476
City - Police Development Impact Fee	flat per unit	482	482
City - Fire Development Impact Fee	flat per unit	216	216
City - Traffic Impact Fee	flat per unit	6,167	6,167
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>27,461</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>31,103</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	East Central Vacaville Allison @ Elmira
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-one 20' lane, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding; traffic lights if needed
-Internal Site Improvements:	-no dedication of streets or infrastructure req'd; full street, curbs, gutters, sidewalks, st. lights, & utility undergrounding; landscaping
-Common Amenities / Open Space:	-negotiated w/ developer; tot lot and swimming pool typical
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical, Phase I environmental, traffic, noise, archaeological (dep. on site)

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	72.20
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Unit	76,500
Total Valuation per 45 Unit Multi-Family Development Model	3,442,500

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Map Fee	845 flat + 30/acre		935
General Plan Amendment Land Use Fee	450 flat + 30/acre		540
Zone Change Application Fee	970 flat + 55/acre		1,135
Planned Unit Development Fee	1355 flat + 15/unit		2,030
Design Review Fee	390 flat + 52/acre		546
Environmental Assessment / Neg Dec Fee	410 flat + 12/acre		446
<b>Subtotal Planning Fees</b>			<b>5,632</b>
<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	220.89	9,941
Building Plan Check Fee	75% of Bldg Permit	166	7,455
Energy Plan Check Fee	flat per lot	23	1,035
Landscape Plan Check Fee	.09 per sq. ft. of area	(based on 49,5000 sq. ft. landscape area)	4,455
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.65	344
Improvements Inspection Fee	5.08% of improvement val'n		25,400
Electrical Permit Fee	.044 / sf.	53 (based on 1200 sq ft)	2,385
Electrical Plan Check Fee	25% of Electrical Permit	13.25	596
Plumbing Permit Fee	.044 / sf.	53 (based on 1200 sq ft)	2,385
Plumbing Plan Check Fee	65% of Plumbing Permit	34.45	1,550
Mechanical Permit Fee	.044 / sf.	53 (based on 1200 sq ft)	2,385
Mechanical Plan Check Fee	65% of Mech'l Permit	34.45	1,550
Grading Plan Check and Inspection Fee	2% of grading val'n	(based on 28,000 val'n)	560
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>60,041</b>
<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Vacaville Unified	1.93 / sf	1,930	86,850
County Facilities Fee	flat per unit	1,511	67,995
Landscape, Lighting & Maintenance District	annual assessment		-
Drainage Detention Fee Zone 2	flat per unit	265	11,925
Drainage Conveyance Fee w/ Final Map	flat per unit	899	40,455
Sanitary Sewer Connection Fee	schedule based on bdrms	3,218	144,810
Water Meter Fee	flat per unit	125	5,625
Water Connection Plant Fee	flat per meter	3,234	145,530
Water Connection Distribution Fee	flat per meter	2,157	97,065
Park and Recreation Fee	flat per unit	1,938	87,210
Greenbelt Preservation Fee	flat per unit	103	4,635
General Facilities Fee	flat per unit	295	13,275
Police Development Impact Fee	flat per unit	418	18,810
Fire Development Impact Fee	flat per unit	72	3,240
Traffic Impact Fee	flat per unit	3,823	172,035
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>812,610</b>
<b>ix. Totals</b>			
<b>Total Fees for 45 Unit Multi-Family Development Model</b> (total of subtotals above)			<b>878,283</b>
<b>Total Fees per Unit</b> (total from above / 45 units)			<b>19,517</b>

- Notes:** <sup>1</sup>Nexus Reports for the City of Vacaville:
- City Council Resolutions 1994-85 (1994) and 1997-73 (1997) - dept. fees
  - City Council Developer Impact Fee Update (1992) - all impact fees
  - Resolution 1992-W-1 (1992) - water and sewer impact fees
  - Resolution 1992-G-5 (1992) - greenbelt preservation fee
  - Resolution 1992-F-9 (1992) - fire fees
  - Resolution 1992-H-9 (1992) - drainage detention and conveyance fees
  - Resolution 1993-82 (1993) - park and recreation fee
  - Resolution 1993-83 (1993) - general facilities and police fees

<sup>2</sup>The 25-unit Subdivision Model has been sited in a Mello-Roos district of the Travis Unified School District. The square footage fee of \$.30/sq.ft. is the annual fee paid over the life of the district, but is also the up-front fee paid at the time of permitting. We have included this first payment herein because it is paid prior to the occupation of the dwelling at the time of permitting.